

# **Comprehensive Plan Advisory Panel Meeting #5**

**February 27, 2017**



# Agenda

1. January 30<sup>th</sup> Meeting Notes
2. Comp Plan Process and Schedule
3. Vision and Goals – Housing Plan Chapter
4. Vision and Goals – Neighborhoods Plan Chapter
5. Housing Review
6. Public Comments
7. Next Steps

# Process and Schedule

## Burnsville Comprehensive Plan - Task Schedule

2016-2017		MAY '16	JUN	JUL	AUG	SEP	OCT	NOV	DEC	JAN '17	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV
TASKS	<b>TASK 1</b> Organizing the Process																			
	<b>TASK 2</b> Community Outreach Plan and Implementation Tools																			
	<b>TASK 3</b> Evaluate the Current Burnsville Comprehensive Plan																			
	<b>TASK 4</b> Current and Future Issues																			
	<b>TASK 5</b> Update the Current Plan Chapters																			
	<b>TASK 6</b> Review and Analyze Technical Chapters																			
	<b>TASK 7</b> Conduct Plan Review and Seek Approvals																			
MEETINGS	Advisory Committee/ Planning Commission (13)																			
	City Council (5)																			
	EDC (4)																			
	Park and Natural Resources Commission																			
	Staff Technical Committee (as needed)																			

 Completed Tasks  
 Future or In Process Tasks

2/21/2017

 Hoisington Koegler Group Inc.

## Burnsville Comprehensive Plan - Meetings Schedule

### CITY COUNCIL MEETING – MAY 10, 2016

#### Agenda:

- » Project Overview
- » Review Panel
- » Community Outreach
- » Schedule

### ADVISORY COMMITTEE MEETING - JULY 18, 2016

#### Agenda:

- » What is a Comprehensive Plan?
- » Metropolitan Council and Thrive 2040
- » Planning Process and Timeline
- » Focus Areas
- » Community Engagement

### ADVISORY COMMITTEE MEETING - SEPTEMBER 19, 2016

#### Agenda:

- » Community Engagement
  - Input Received So Far
  - Community Engagement Plan
- » Focus Areas Discussion
  - Aging Industrial
  - Heart of the City (HOC)
  - Orange Line Bus Rapid Transit (BRT) Station Areas
  - Minnesota River Quadrant (MRQ)
- » Community Enrichment Plan
  - Youth Plan Chapter will be broadened into a Community Enrichment Chapter in 2040 Comprehensive Plan

### ADVISORY COMMITTEE MEETING - NOVEMBER 7, 2016

#### Agenda:

- » Summary of Focus Areas Charrette
- » Heart of the City (HOC) Focus Area
  - HOC 2 district concept
  - Orange Line Bus Rapid Transit (BRT) station areas concept
  - Vision elements
- » East Cliff Road Industrial District Focus Area
  - District concept
  - Vision elements
- » Minnesota River Quadrant (MRQ) Focus Area
  - High level concept
  - Vision elements

### MAYOR'S CEO ROUNDTABLE – DECEMBER 9, 2016

#### Agenda:

- » What is a Comprehensive Plan
- » Review Panel
- » Focus Areas
  - Focus Areas Charrette
  - Heart of the City (HOC) and BRT Station Areas
  - East Cliff Road Business Park
- » Minnesota River Quadrant (MRQ)
- » Schedule

### CITY COUNCIL MEETING – JANUARY 10, 2017

#### Agenda:

- » Comprehensive Plan Process Update

### ECONOMIC DEVELOPMENT COMMISSION – JANUARY 11, 2017

#### Agenda:

- » Overview/Observations/Discussion – East Cliff Road Business Park (Larc Industrial Area)
- » Overview – Minnesota River Quadrant (MRQ)
- » Overview – Heart of the City (HOC)/Transit Improvements

### ADVISORY COMMITTEE MEETING – JANUARY 30, 2017

#### Discussion Topic(s):

- » Comprehensive Plan Process/Schedule Review
- » Future Land Use and Community Design
  - Vision and Objectives
  - Goals, Policies and Strategies
  - Vacant Land
  - Major Community Areas
    - Burnsville Center
    - Southcross Center
    - Fairview Ridges
    - Aging Retail Strip Centers

### ECONOMIC DEVELOPMENT COMMISSION – FEBRUARY 8, 2017

#### Discussion Topic(s):

- » Heart of the City(HOC)/Transit
- » Minnesota River Quadrant (MRQ)

### ADVISORY COMMITTEE MEETING – FEBRUARY 27, 2017

#### Discussion Topic(s):

- » Housing

### ADVISORY COMMITTEE MEETING – MARCH 20, 2017

#### Discussion Topic(s):

- » Economic Development/Redevelopment

### CITY COUNCIL – APRIL, 2017

#### Discussion Topic(s):

- » Comprehensive Plan Process Update

### ADVISORY COMMITTEE MEETING – APRIL 17, 2017

#### Discussion Topic(s):

- » Community Enrichment (Youth and Neighborhoods)

### ECONOMIC DEVELOPMENT COMMISSION – MAY, 2017

#### Discussion Topic(s):

- » Economic Competitiveness
- » Implementation Strategies

### ADVISORY COMMITTEE MEETING – MAY 15, 2017

#### Discussion Topic(s):

- » Transportation

### PARK AND NATURAL RESOURCES COMMISSION – JUNE, 2017

#### Discussion Topic(s):

- » Review/Input – Parks Chapter

### ADVISORY COMMITTEE MEETING – JUNE 19, 2017

#### Discussion Topic(s):

- » Natural Environment and Parks

### CITY COUNCIL – JULY, 2017

#### Discussion Topic(s):

- » Comprehensive Plan Process Update

### ADVISORY COMMITTEE MEETING – JULY 31, 2017

#### Discussion Topic(s):

- » City Services and Facilities

### ADVISORY COMMITTEE MEETING – AUGUST 21, 2017

#### Discussion Topic(s):

- » Review Draft Plan

### ECONOMIC DEVELOPMENT COMMISSION – SEPTEMBER, 2017

#### Discussion Topic(s):

- » Review Draft Plan – Economic Development and Redevelopment

### ADVISORY COMMITTEE MEETING – SEPTEMBER 18, 2017

#### Discussion Topic(s):

- » Review Draft Plan

### ADVISORY COMMITTEE MEETING – OCTOBER, 2017

#### Discussion Topic(s):

- » Planning Commission Public Hearing on Draft Plan Recommendation to City Council

### CITY COUNCIL – OCTOBER, 2017

#### Discussion Topic(s):

- » Review Draft Plan - Approve Plan Submitted to City Council/Planning Commission

#### Meeting Key

#### COMPLETED MEETINGS IN ITALICS

#### FUTURE MEETINGS IN REGULAR

#### Type of Meeting

-  City Council
-  Advisory Committee
-  Economic Development Commission
-  Park and Natural Resources Commission

Note: This listing of meetings will be updated on a regular basis and discussion topics are subject to change. Meeting dates may be modified and additional meetings may be added as well.

2/21/2017



Hoisington Koegler Group Inc.

# **Vision, Goals and Strategies – Housing Chapter**



# Current End Statement & Outcomes - Housing

## End Statement for Neighborhoods (Housing)

People feel connected to their neighborhoods.

## Outcomes

4. People feel Burnsville has quality housing by:
  - a. Promoting home ownership. The goal is 70 percent owner occupied, 30 percent rental.
  - b. Promoting and encouraging the upgrade, enhancement and maintenance of existing housing stock.
  - c. Partnering with organizations to achieve affordable home ownership.
  - d. Through rental licensing initiatives including engagement of community and agency partnerships to improve quality of life and enhance health and safety in rental housing.

# Current Vision and Objective - Housing

## Vision

Burnsville provides sustainable quality housing to meet the needs of our changing and developing population.

## Objective

To enhance Burnsville's housing stock, provide alternative living options and a mix of housing styles and values to accommodate our resident's life cycle needs and desires.



# Current Goals

1. Develop and maintain the quality of housing in residential neighborhoods to meet the needs of current and future residents.
2. Promote efforts to upgrade, enhance and maintain existing housing stock.
3. Accomplish adopted Livable Communities Goals for affordable housing. Updated language for consideration: Accomplish Burnsville's regional allocation of affordable housing units at identified area median income thresholds.
4. Achieve city-wide housing goal of 70% owner-occupied and 30% rental units. Note: The 70/30 goal is being removed from the Council's Ends and Outcomes in early March.

# Current Strategies

- A. Promote housing rehabilitation.
- B. Expand housing opportunities and improve conditions.
- C. Promote a range of life-cycle housing options.
- D. Monitor housing trends and resident needs.

# **Vision, Goals and Strategies – Neighborhoods Chapter**

# Current End Statement & Outcomes - Neighborhoods

## End Statement for Neighborhoods

People feel connected to their neighborhoods.

## Outcomes

1. People have pride and ownership in their neighborhoods.
  - a. The City implements plans and strategies to collaboratively advance the viability of residential neighborhoods.
  - b. The City proactively canvasses neighborhoods checking for property maintenance compliance to maintain and/or enhance housing stock and property values.
2. People know and care about their neighbors and participate in solving problems and creating celebrations in their neighborhoods.
  - a. Public recognition is given to neighborhoods solving problems and creating celebrations in their neighborhood.
3. Neighborhoods are enjoyable, safe and stable places to live, work, and recreate.

# Current Vision and Objective - Neighborhoods

## Vision

Citizens take pride and feel good about their neighborhoods and believe there is a good quality of life in Burnsville which is encouraged by the city in its efforts to improve social connectivity, maintain high property aesthetics and great physical appearance of our community.

## Objective

Enhance the feeling of connectedness people feel to their neighborhoods as a means to increase community pride and a feeling of sense of place.

# Current Goals

1. Maintain high-quality living and working environments throughout the city.
2. Improve neighborhoods through support of healthy community initiatives, sustainability, enhancing local employment opportunities, increasing access to local arts, culture and recreational opportunities for Burnsville's diverse population.
3. Improve communication with residents about available neighborhood programs.
4. Enhance neighborhood vitality throughout Burnsville.



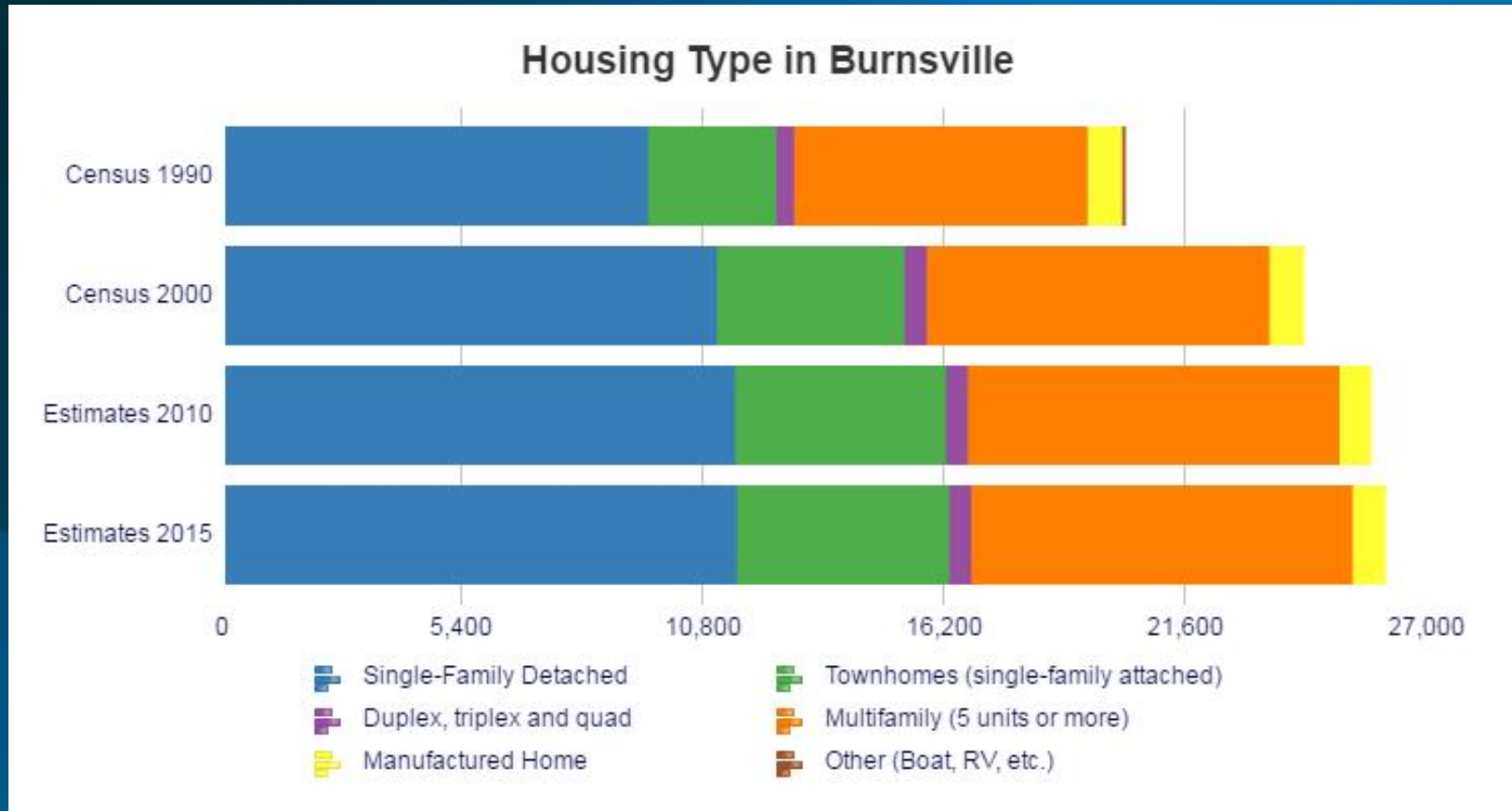
# Current Strategies

- A. Increase communication with residents by creating marketing and educational materials describing available programs and services to promote neighborhood vitality.
- B. Create a common sense of community pride for Burnsville by encouraging strong neighborhood organizations through community building activities, community safety, neighborhoods having a consolidated voice, promoting neighbors knowing one another and working together on neighborhood improvement projects.
- C. Promote strong city public relations with the community.

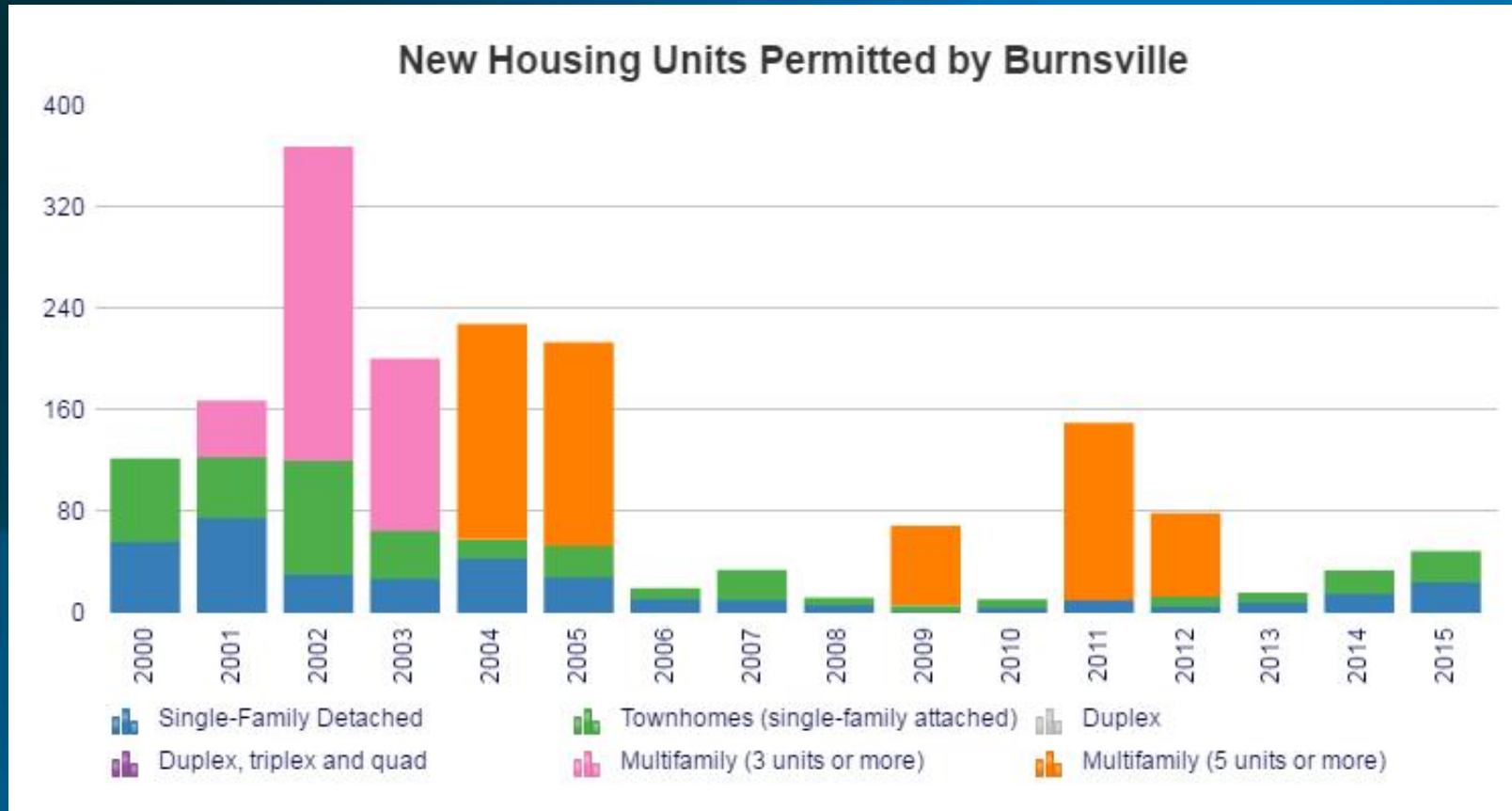
# **Housing Review**

- Burnsville's Existing Housing Stock**
- Burnsville's Future Housing Needs**
- Regional Affordable Housing Needs**

# Housing Snap Shot



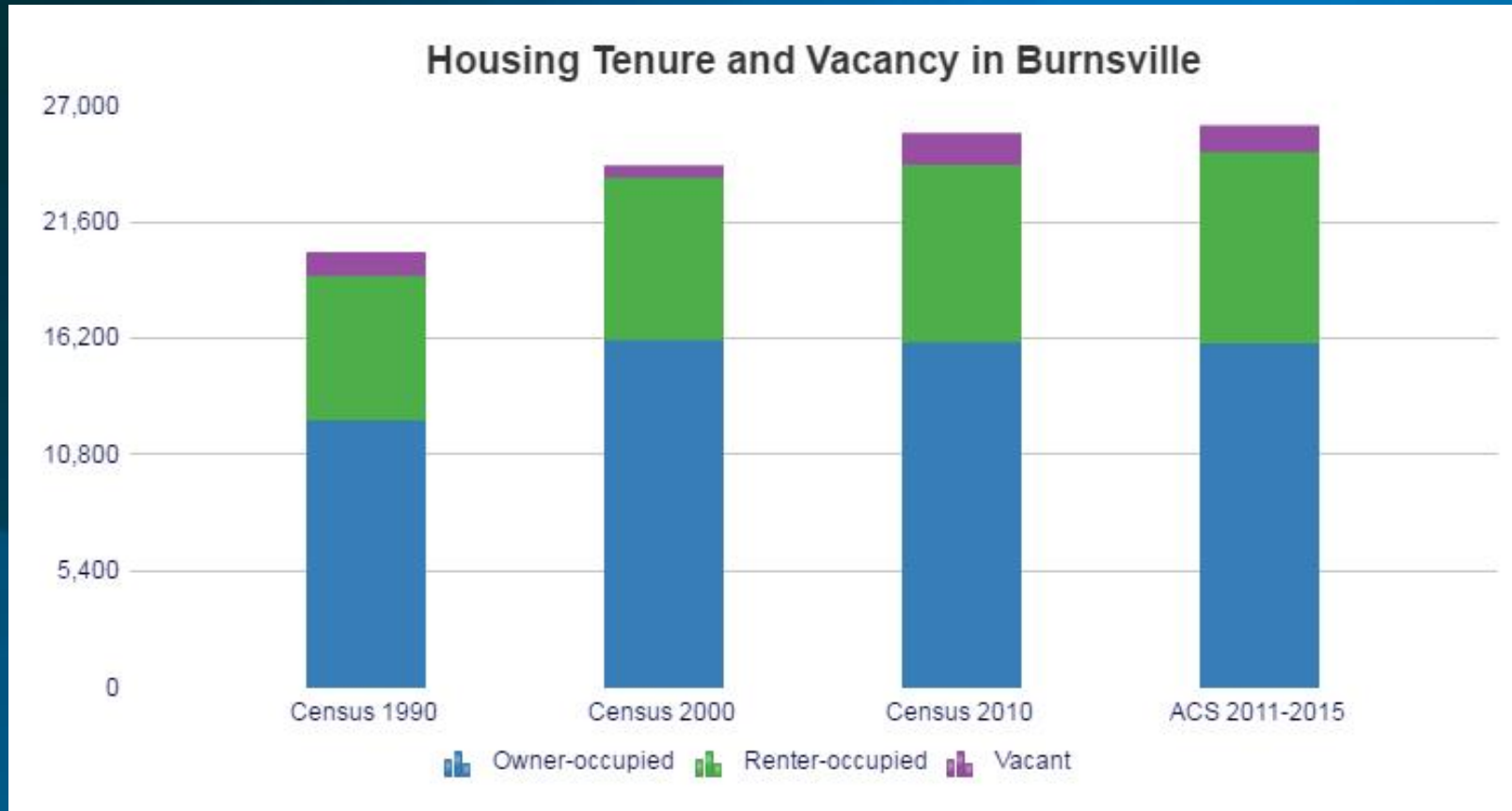
# Housing Snap Shot



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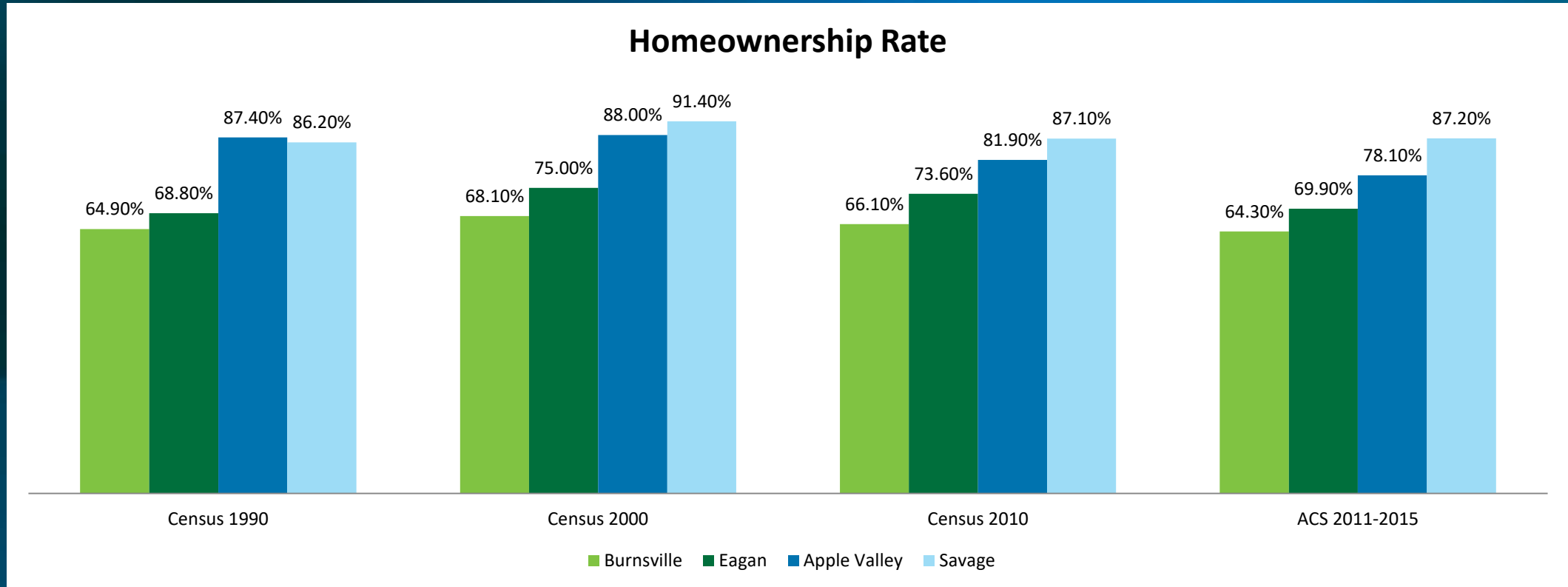


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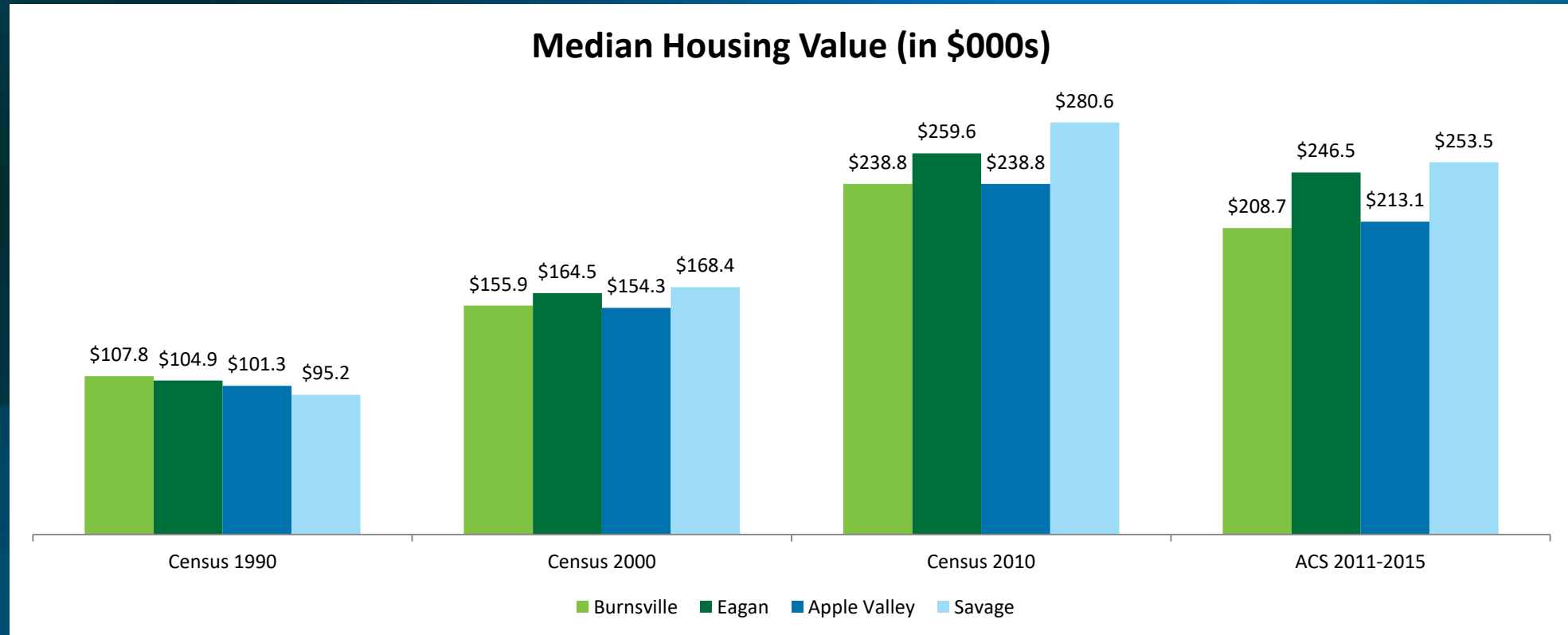




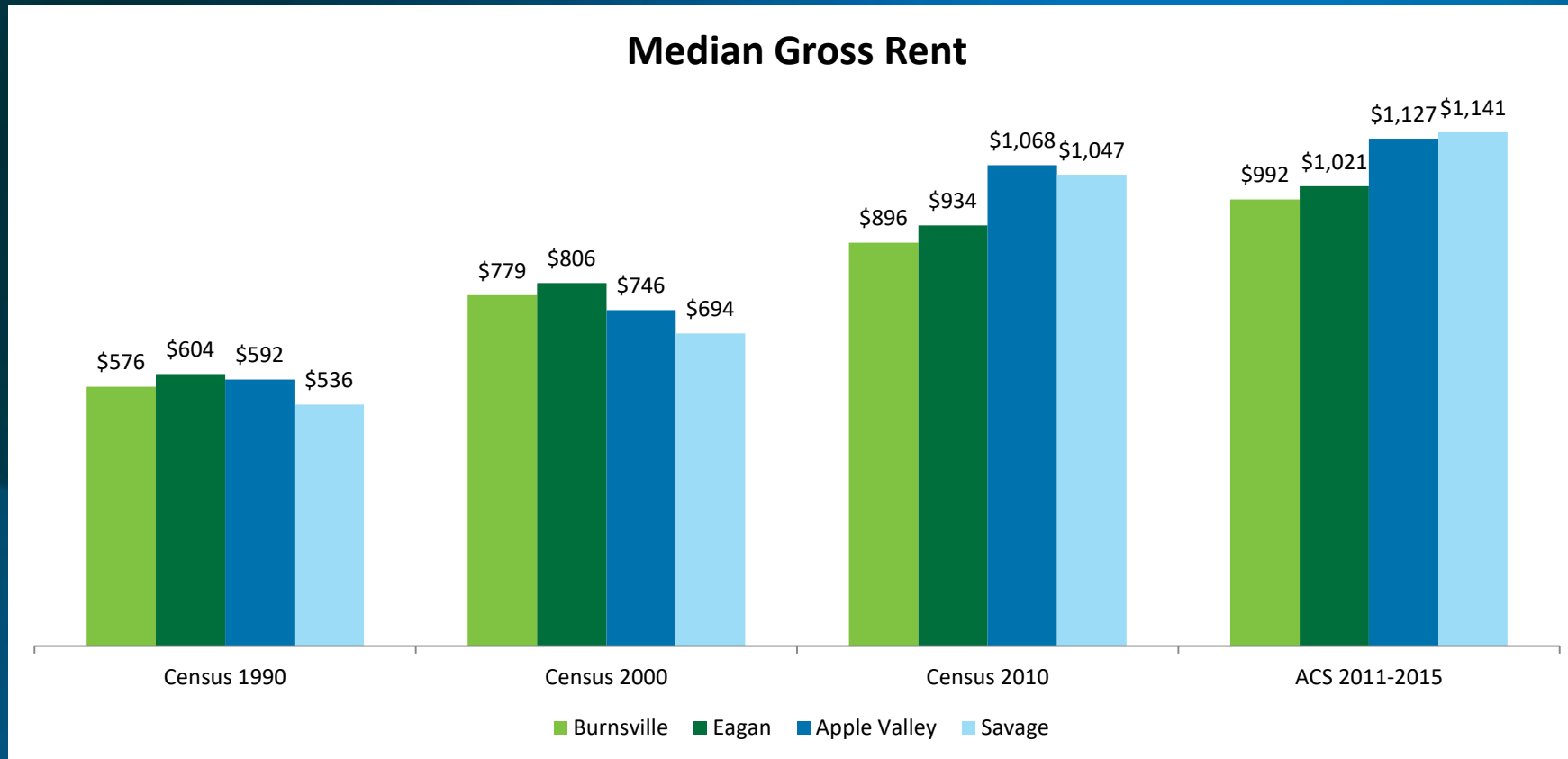
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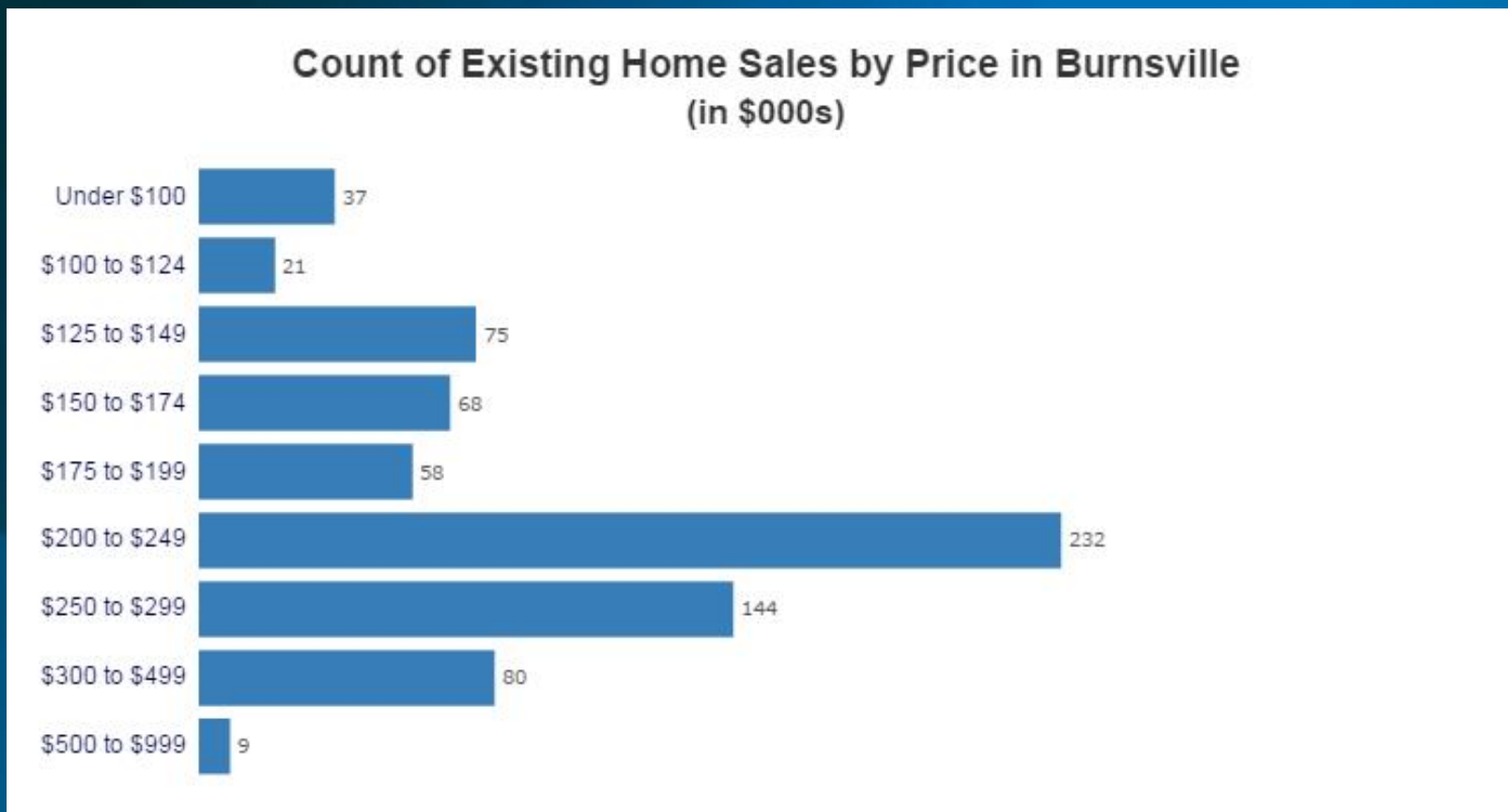
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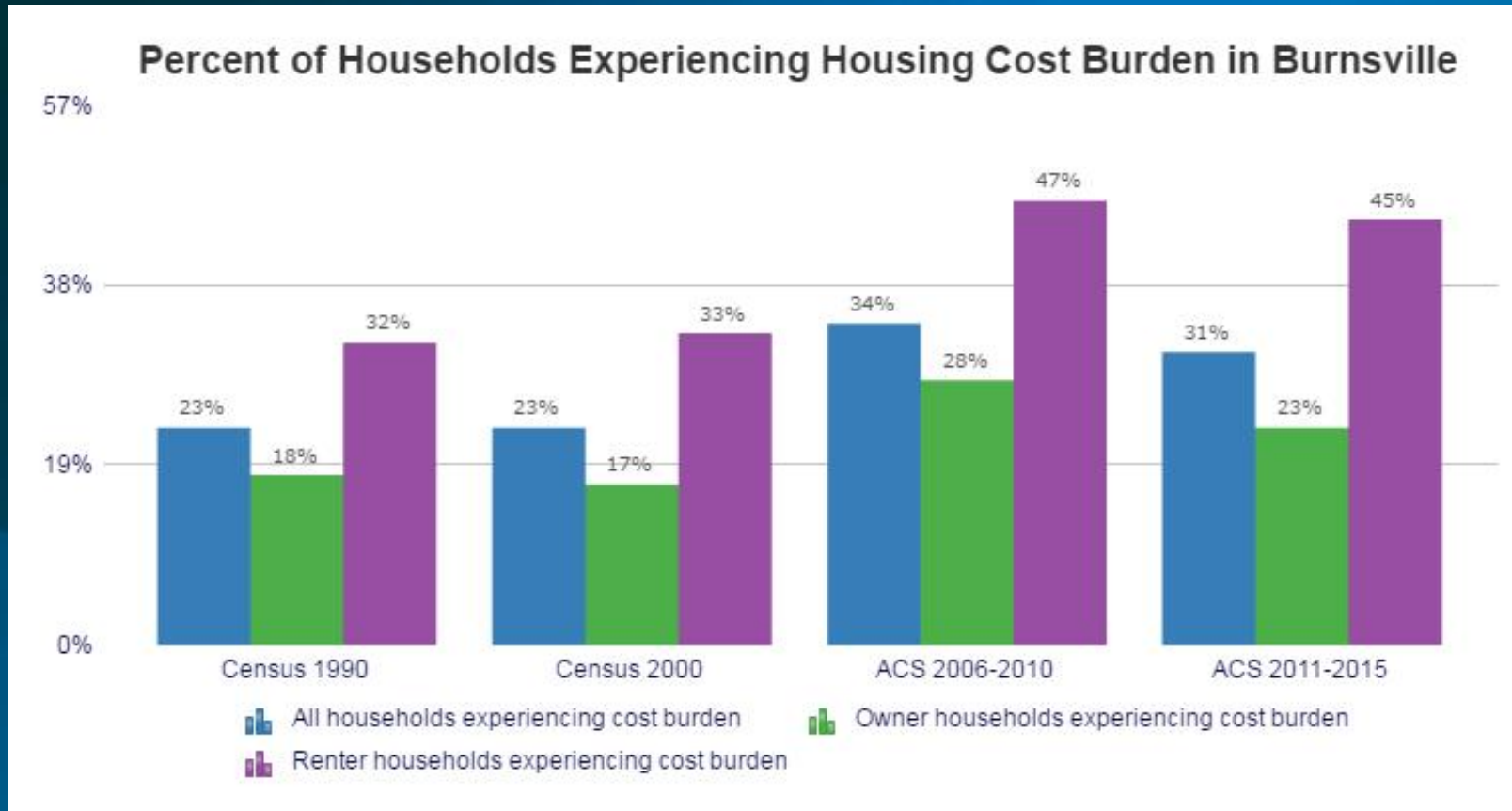
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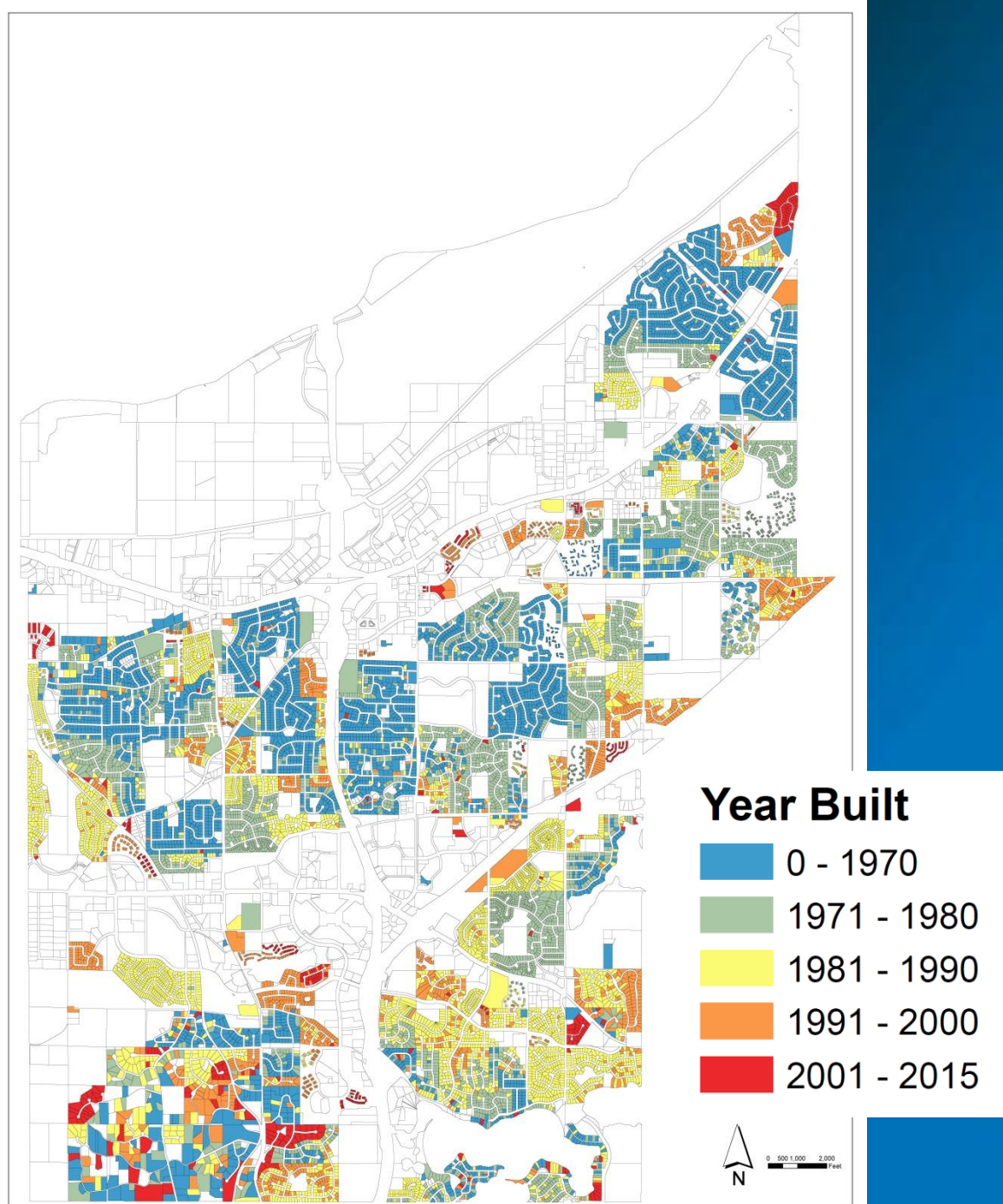


# Housing Snap Shot



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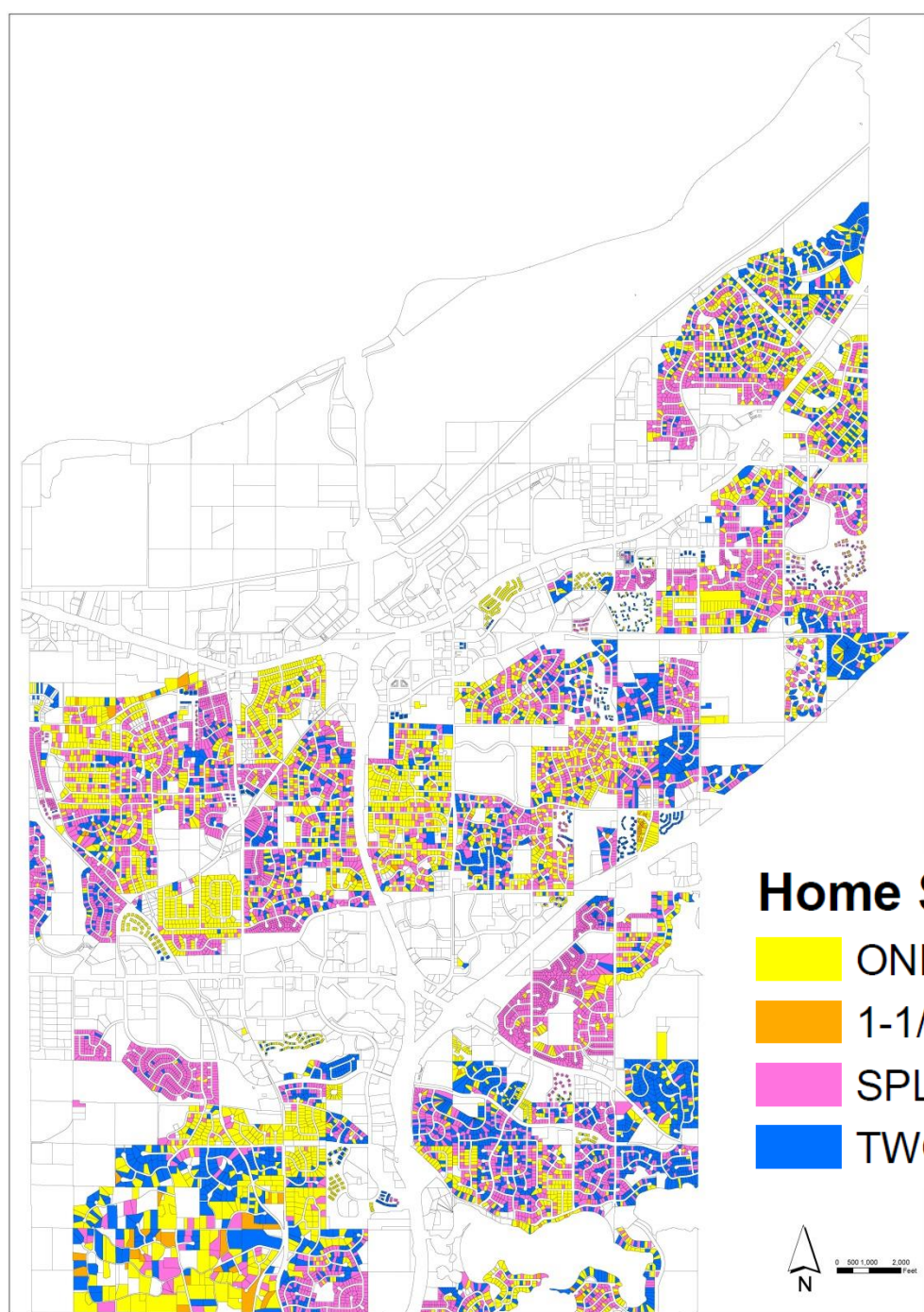
- Approximately 56.0% of housing units were built in 1980 or before (35 years +)
- ~700 units have been built in the last 15 years, this makes up 3.9% of the housing stock



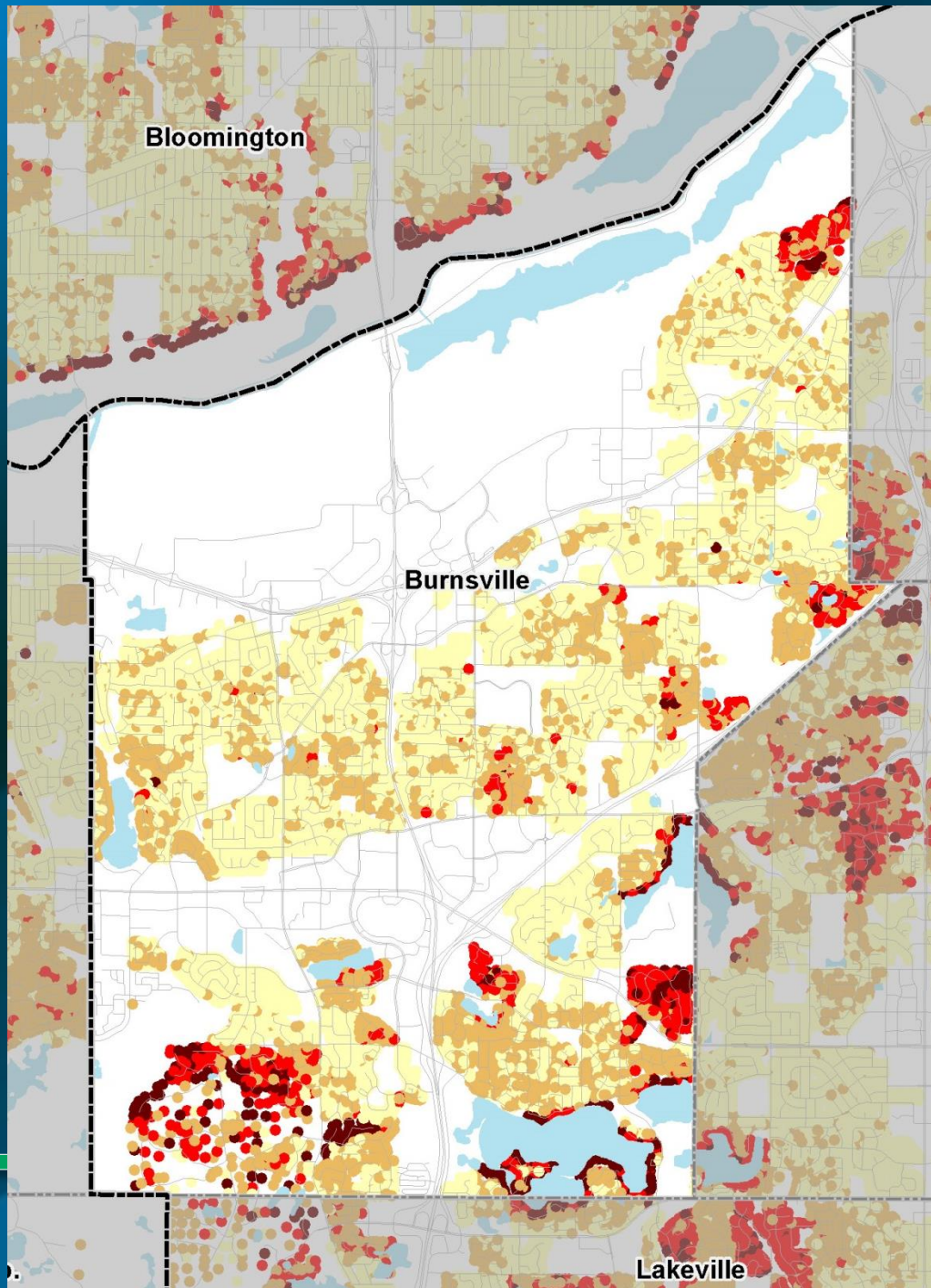


# Housing Snap Shot

- Many of the SF Detached and Attached homes are less than two stories, or split level



# Housing Snap Shot





# Planning for Future Housing Needs

- In 2015 there were ~26,081 housing units
- By 2040, there will be an estimated 28,840 housing units, an increase of 2,765 (10.6%)
- Current & Future Trends in Housing:
  - Having a variety of lifecycle housing options enables people to stay in the community as their lifestyle changes over time
    - Baby Boomer housing preferences as they age
    - Preferences of Millennials as they buy “starter” homes
  - Increasing number of single-person households
  - Increasingly diverse population have different housing needs
  - Desire to add units to detached homes: “Mother-in-law” apartments or “Fonzi” Flats
  - Increasing demand for affordable “Group Homes” & households of unrelated adults
  - Shifts towards more people working from home/telecommuting

# Planning for Future Housing Needs

- *Discussion:*
  - *What other housing trends could impact Burnsville in the next 20 years?*
    - *e.g. changing preferences for particular housing attributes*
    - *e.g. Burnsville's changing location in the growing metro area*
  - *What do these trends mean for Burnsville's future housing?*
    - *existing housing stock*
    - *adding new housing types*
    - *neighborhood fabric*

# Meeting the Regional Affordable Housing Need

- Metro Council has prioritized housing affordability in the Thrive MSP 2040 Regional Policy
- Determined the allocation of affordable housing needed to meet the rising need of affordable housing across the Twin Cities metro region
- Housing considered “affordable” when no more than 30% of household income goes to housing
- Different income levels have different thresholds of “affordable”

Household Size	30% AMI	50% AMI	80% AMI
One-person	\$18,050	\$30,050	\$46,000
Two-person	\$20,600	\$34,350	\$52,600
Three-person	\$23,200	\$38,650	\$59,150
Four-person	\$25,750	\$42,900	\$65,700
Five-person	\$28,440	\$46,350	\$71,000
Six-person	\$32,580	\$49,800	\$76,250
Seven-person	\$36,730	\$53,200	\$81,500
Eight-person	\$40,890	\$56,650	\$86,750

# Meeting the Regional Affordable Housing Need

Affordable Housing Need Allocation for Burnsville

At or below 30% AMI	127
31 to 50% AMI	69
51 to 80% AMI	70
<b>Total Units</b>	<b>266</b>

- Communities meet affordable housing allocation by identifying land for future residential development or redevelopment
- Then designating those areas with land uses that have minimum densities (units/acre) that are high enough to make “affordable” housing is possible



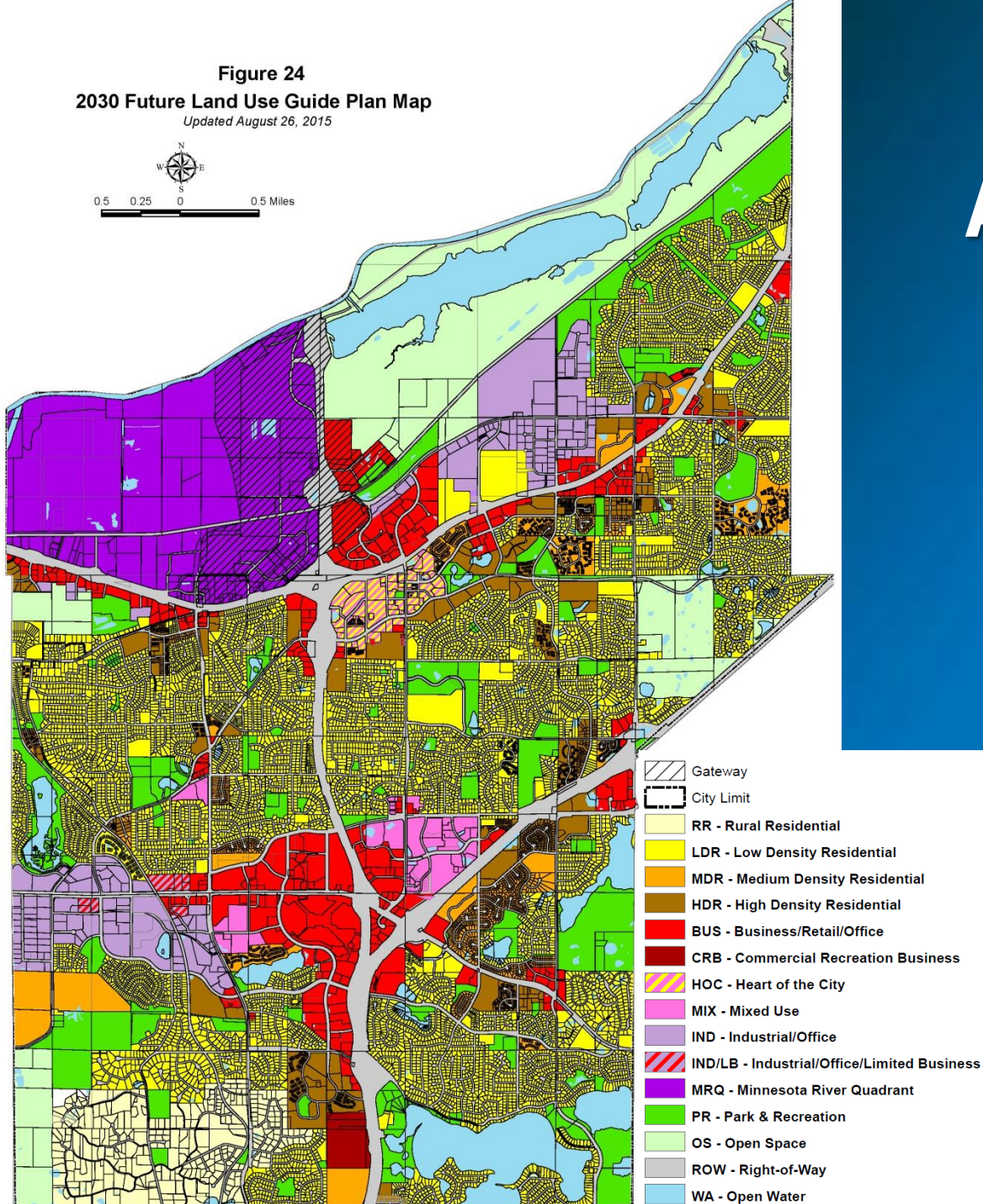
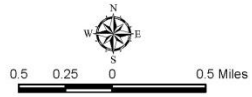
# Meeting the Regional Affordable Housing Need

**Option 1:** Guide sufficient land at minimum residential densities of 8 units/acre to support community's total allocation of affordable housing need for 2021 – 2030.

**Option 2:** Guide sufficient land at minimum residential densities of:

- **12 units/acre** to address community's allocation of affordable housing need at <50% AMI.
- **6 units/acre** to address community's allocation of affordable housing need at 51-80% AMI.

**Figure 24**  
**2030 Future Land Use Guide Plan Map**  
 Updated August 26, 2015

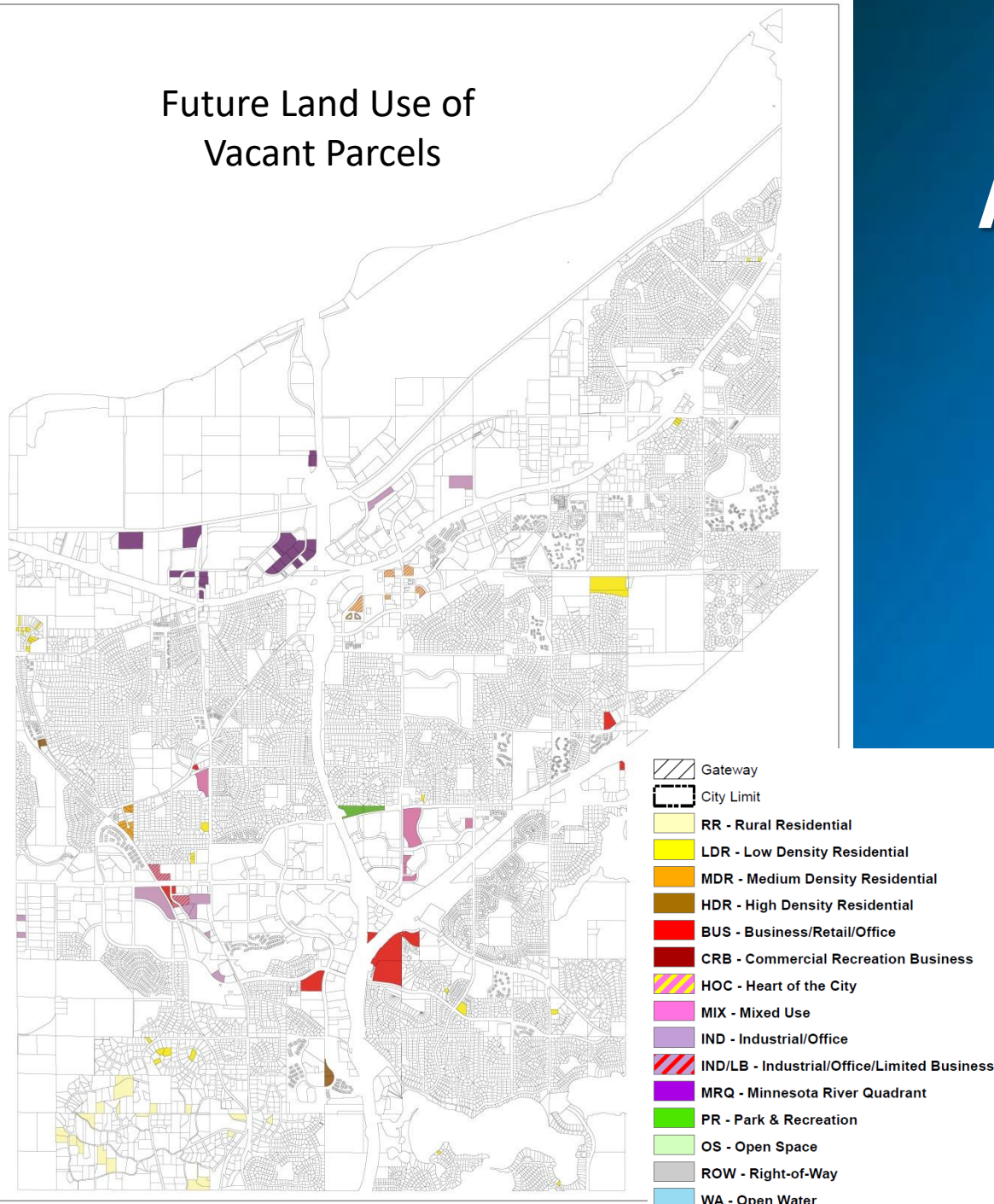


# Meeting the Regional Affordable Housing Need

FLU	Min. Units / Acre	Max. Units / Acre	Option 1?	Option 2?
RR	0.50	1.00	No	No
LDR	2.00	3.50	No	No
MDR	4.00	8.70	No	No
HDR	9.00	14.52	Yes	51-80% AMI only
HOC	21.78	56.92	Yes	Yes
MIX	15.00	21.78	Yes	Yes



Future Land Use of  
Vacant Parcels



# Meeting the Regional Affordable Housing Need

FLU	Acres	Min. units /acre	Min. % Res.	Units	Min. % Res.	Units
HDR	5.70	9.00	100%	51	100%	51
HOC	10.80	21.78	30%	71	50%	118
MIX	27.53	15.00	30%	124	50%	206
<b>Total</b>	<b>44.03</b>			<b>246</b>		<b>375</b>

- Analysis of vacant parcels show that existing FLU designations could contribute significantly to affordable housing allocation need

# Planning for Affordable Housing Needs

- *Discussion:*
  - *Other ideas for keeping and adding affordable housing options in Burnsville?*
  - *Challenges or concerns to keep in mind about affordable housing?*

# Implementation

- Final requirement of Metropolitan Council concerning housing is the development of a Housing Implementation Plan
- Within the implementation plan, explore different tools for financing housing, housing policies, and housing preservation programs
- As of now we see two major directions for housing implementation:
  - Focus new housing within redevelopment sites where higher densities, amenities, and mixed uses are appropriate
  - Focus on programs for maintenance, upkeep, and rehabilitation of existing housing stock to preserve and strengthen Burnsville's neighborhoods

# Next Steps

**Advisory Panel Meeting – March 20, 2017**

**Topic – Economic Development/Redevelopment  
and Economic Competitiveness**